

Division 4 – Residential Zone

3.8 Tables of Assessment and Assessment Benchmarks

Table 5A - Material Change of Use

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
(1) ACCEPTED DEVELOPMENT:		
Local utility	Accepted development If on Council owned land.	There are no assessment requirements.
Park	Accepted development All circumstances.	There are no assessment requirements.
Road	Accepted development All circumstances.	There are no assessment requirements.
(2) ACCEPTED DEVELOPMENT WITH REQUIREMENTS, CODE AND IMPACT ASSESSABLE DEVELOPMENT WITHIN THE ZONE:		
<p>(a) If for:</p> <ul style="list-style-type: none"> • any of the following defined purposes; and • not involving a building or structure which exceeds: <ul style="list-style-type: none"> – 12 metres in height for the R1 and R2 precincts; or – 15 metres in height for the R3 precinct. 		
Accommodation building	Code assessable If in the R3 precinct.	<u>Applicable Codes</u> <ul style="list-style-type: none"> • Residential Zone Code • Short-Term Accommodation Code <p>If on land shown on PSM 3A – Yeppoon Structure Plan Map:</p> <ul style="list-style-type: none"> • Yeppoon Central Zone Code
Advertising device	Code assessable All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> • Residential Zone Code • Signs Code
Annexed apartment	Accepted development with requirements If in the R2 or R3 precinct. Code assessable If: <ul style="list-style-type: none"> (a) nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes; or (b) in the R1 precinct. 	<u>Applicable Codes</u> <ul style="list-style-type: none"> • Residential Zone Code • Annexed Apartment Code

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
Bed and breakfast	Code assessable All circumstances except if in the R1 precinct.	<u>Applicable Codes</u> <ul style="list-style-type: none"> Residential Zone Code Short-Term Accommodation Code
Caretaker's residence	Code assessable All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> Residential Zone Code Caretaker's Residence Code
Display home	Code assessable All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> Residential Zone Code Display Home Code
Dual occupancy	Code assessable All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> Residential Zone Code Dual Occupancy Code
Dwelling house	Accepted development with requirements If on a lot (or proposed lot) of at least 700m ² . Code assessable If: (a) nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes; or (b) on a lot (or proposed lot) less than 700 m ² .	<u>Applicable Codes</u> <ul style="list-style-type: none"> Residential Zone Code If located in Area A on PSM 9: <ul style="list-style-type: none"> Natural Features Code [Element (j) – Airport Affected Land special management area].
Home based business	Accepted development with requirements If in R2 or R3 precincts. Code assessable If: (a) nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes; or (b) located in the R1 precinct.	<u>Applicable Codes</u> <ul style="list-style-type: none"> Residential Zone Code Home-Based Business Code
Multiple dwelling units	Code assessable If located in the R3 precinct.	<u>Applicable Codes</u> <ul style="list-style-type: none"> Residential Zone Code Multiple Dwelling Units Code If on land shown on PSM 3A – Yeppoon Structure Plan Map: <ul style="list-style-type: none"> Yeppoon Central Zone Code
Local utility	Accepted development with requirements If not on Council owned land. Code assessable If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the	<u>Applicable Codes</u> <ul style="list-style-type: none"> Residential Zone Code

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
	applicable codes.	
Shop	<p>Code assessable</p> <p>If providing only for the convenience shopping needs⁴⁴ of residents within its immediate catchment and not exceeding 100m² gross floor area.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> Residential Zone Code <p>If on land shown on PSM 3A – Yeppoon Structure Plan Map:</p> <ul style="list-style-type: none"> Yeppoon Central Zone Code
Special use	<p>Code assessable</p> <p>If for the purposes of a community hall or centre.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> Residential Zone Code <p>If on land shown on PSM 3A – Yeppoon Structure Plan Map:</p> <ul style="list-style-type: none"> Yeppoon Central Zone Code
<p>(b) If for:</p> <ul style="list-style-type: none"> a purpose involving a building or structure which exceeds: <ul style="list-style-type: none"> – 12 metres in height for the R1 and R2 precincts; or – 15 metres in height for the R3 precinct; or a defined purpose listed in (a) above, but not meeting the specified circumstance listed in Column 2 in (a) above for the nominated category of development and category of assessment; or a purpose not listed in (a) above or not defined in this planning scheme: 		
All	<p>Impact assessable</p> <p>All circumstances.</p>	<ul style="list-style-type: none"> All assessment benchmarks in the planning scheme to the extent relevant to the development; and Any other ‘relevant matter’ (other than a person’s personal circumstances, financial or otherwise) permitted under the Act.

⁴⁴ Refer to Schedule 1, Division 2 for the meaning of “convenience shopping needs”.

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
(3) ACCEPTED DEVELOPMENT WITH REQUIREMENTS, CODE AND IMPACT ASSESSABLE DEVELOPMENT AFFECTED BY A SPECIAL MANAGEMENT AREA:		
Agriculture	<p>Accepted development with requirements</p> <p>If:</p> <p>(a) accepted development with requirements for all other circumstances listed in Column 2 of this table; and</p> <p>(b) located on land identified in the Good Quality Agricultural Land special management area⁴⁵; and</p> <p>(c) not affected by another special management area.</p> <p>Code assessable</p> <p>Other than accepted development with requirements.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> • Residential Zone Code • all Special Management Area Codes applicable to the proposals because of its location in or adjacent to a special management area. <p>and</p> <p>For Forestry Business:</p> <ul style="list-style-type: none"> • Forestry Business Code
All, except for agriculture	<p>Accepted development with requirements</p> <p>If for all other circumstances listed in Column 2 of this table the proposal is accepted development with requirements:</p> <p>(a) located in the Capricorn Coast Landscape special management area⁴⁶; and</p> <p>(i) will not involve buildings or structures more than 9 metres in height; or</p> <p>(ii) will not involve development above 50m AHD; or</p> <p>(iii) will not involve development on a site with natural ground level slopes greater than 15%.</p> <p>or</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> • Residential Zone Code; and • all Specific Use Codes or Issue Codes applicable to the proposal under (2)(a) above, and • all Special Management Area Codes applicable to the proposals because of its location in or adjacent to a special management area on Overlay Maps O1 to O8 or listed in Schedule 3.

⁴⁵ Refer to Overlay Maps O4A and O4B

⁴⁶ Refer to Overlay Maps O9

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
	<p>(b) for a dwelling house in the Good Quality Agricultural Land special management areas.</p> <p>(c) for a dwelling house on a lot registered pursuant to a development permit under this planning scheme⁴⁷ in the following special management areas:</p> <ul style="list-style-type: none"> (i) Protected Areas; (ii) Drainage Problem; (iii) Erosion Prone Land ; (iv) Wetlands; (v) Storm Tide Hazard; or (vi) Bushfire Prone. 	

⁴⁷ A continuing approval and/or a development permit under the former transitional planning scheme in force immediately before the commencement date is not a development permit under this planning scheme for the purpose of this assessment trigger. For a dwelling house in the Bushfire Prone special management area, proponents should read the relevant User Guide for further interpretative assistance [available from Council].

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
All, except for agriculture (continued)	<p>Code assessable</p> <p>If located:</p> <p>(a) in any of the following special management areas on Overlay Map O1:</p> <p>(i) Protected areas;</p> <p>(ii) Water Supply Catchment; or</p> <p>(iii) Extractive Resources.</p> <p>or</p> <p>(b) in a special management area on Overlay Maps O2, O3, O5 and O6.</p> <p>or</p> <p>(c) in the Good Quality Agricultural Land special management area on Overlay Maps O4A and O4B and not for agriculture.</p> <p>or</p> <p>(d) adjacent⁴⁸ to:</p> <p>(i) an Extractive Resources special management area; or</p> <p>(ii) a Protected Area special management area; or</p> <p>(iii) a Waterway special management area; or</p> <p>(iv) a Wetlands special management area, on Overlay Maps O1 to O3.</p> <p>or</p>	<p><u>Applicable Codes</u></p> <p>For all circumstances:</p> <ul style="list-style-type: none"> • Residential Zone Code; and • all Specific Use Codes or Issue Codes applicable to the proposal under (2)(a) above <p>and</p> <p>For circumstances (a), (b), (c), (d) and (e):</p> <ul style="list-style-type: none"> • Natural Features Code - The applicable element(s) are those corresponding to the special management area(s) in which the development is located.

⁴⁸ Refer to Schedule 1, Division 2 for the definition of “adjacent”.

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
All, except for agriculture (continued)	<p>(e) In the Acid Sulfate Soils special management area⁴⁹:</p> <p>(i) located:</p> <ul style="list-style-type: none"> • on identified known or potential acid sulfate soils; or • at or below 5m AHD; or • below 20m AHD where construction will involve excavation below 5m AHD; <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> • excavating or otherwise removing 100m³ or more of material; or • filling on land below 5m AHD involving 500m³ or more of material with an average depth of 0.5m or more. <p>or</p> <p>(f) in or adjacent to a Heritage Places special management area.</p> <p>(g) If located on land identified in the Capricorn Coast Landscape special management area on Overlay Map O9 and not accepted development with requirements.</p> <p>(h) in the Farnborough Groundwater special management area and involving:</p> <p>(i) an on-site sewerage treatment facility;</p> <p>(ii) use or works using the groundwater resource for commercial gain⁵⁰; or</p> <p>(iii) animal related activities⁵¹.</p>	<p>For circumstance (e):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (c) – Acid Sulfate Soils special management area] <p>For circumstance (f):</p> <ul style="list-style-type: none"> • Cultural Features Code <p>and</p> <p>For circumstance (g):</p> <ul style="list-style-type: none"> • Capricorn Coast Landscape Code. <p>and</p> <p>For circumstance (h):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (m) – Water Supply Catchment and Farnborough Groundwater special management area].

⁴⁹ Refer to Overlay Maps O8A & O8B.

⁵⁰ Carrying out operational work for taking or interfering with water is assessable development under Schedule 8 to the IPA.

⁵¹ Refer to Schedule 1, Division 1 (1)(a) for the meaning of animal related activities.

Table 5B - Development other than Material Change of Use

Column 1 Nature of Development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
(1) BUILDING WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:		
All	<p>Code assessable</p> <p>If:</p> <p>(a) exceeding the maximum height specified as the probable solution in the applicable code;</p> <p>or</p> <p>(b) exceeding the maximum site cover specified as the probable solution in the applicable code;</p> <p>or</p> <p>(c) in or adjacent to a Heritage Places special management area⁵² involving:</p> <p>(i) the construction of any new building or structure, or</p> <p>(ii) the demolition, removal or alteration of any existing building or structure;</p> <p>or</p> <p>(d) involving filling or excavation in the Drainage Problem special management area⁵³ involving:</p> <p>(i) vertical height \geq 1 metre in relation to ground level, or</p> <p>(ii) displacement of more than 50m³ of material;</p> <p>or</p> <p>(e) if in the Capricorn Coast Landscape special management area and involving:</p> <p>(i) construction of a building or structure:</p> <p>(A) more than 9 metres in height within 20 metres of the frontage to the Scenic Highway, Farnborough Road, Yeppoon Road or Emu Park Road; or</p> <p>(B) more than 11 metres in height other than as located in (A) above;</p>	<p><u>Applicable Codes</u></p> <p>For circumstances (a) and (b):</p> <ul style="list-style-type: none"> • Residential Zone Code <p>For circumstance (c):</p> <ul style="list-style-type: none"> • Cultural Features Code <p>For circumstance (d):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (h) – Drainage Problem special management area] <p>For circumstance (e):</p> <ul style="list-style-type: none"> • Capricorn Coast Landscape Code

⁵² Refer to Schedule 3 – Identified Cultural Features for a list of all Heritage Places special management areas

⁵³ Refer to Overlay Map O2A & O2B

Column 1 Nature of Development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
All (continued)	<p>(ii) construction of a building or structure above 50m AHD; or</p> <p>(iii) construction of a retaining wall that exceeds 1.5 metres vertical height; or</p> <p>(iv) involving filling or excavation that results in batter slopes that:</p> <ul style="list-style-type: none"> • have a vertical height greater than 3 metres; or • are steeper than 1 on 4; <p>or</p> <p>(f) involving construction of a building or structure on a site with natural ground level slopes greater than 15%.</p> <p>(g) in the Acid Sulfate Soils special management area⁵⁴:</p> <p>(i) located:</p> <ul style="list-style-type: none"> • on identified known or potential acid sulfate soils; or • at or below 5m AHD; or • below 20m AHD where construction will involve excavation below 5m AHD; <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> • excavating or otherwise removing 100m³ or more of material; or • filling on land below 5m AHD involving 500m³ or more of material with an average depth of 0.5m or more. 	<p>For circumstance (f):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (e) – Steep Land special management area] <p>For circumstance (g):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (c) – Acid sulfate soils special management area]

⁵⁴ Refer to Overlay Maps O8A & O8B.

Column 1 Nature of Development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
(2) OPERATIONAL WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE OR RECONFIGURING A LOT:		
Clearing	<p>Code assessable All circumstances.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> • Clearing Code <p>If in the Capricorn Coast Landscape special management area:</p> <ul style="list-style-type: none"> • Capricorn Coast Landscape special management area
Placement of an on-premises sign	<p>Accepted development with requirements All circumstances except if code assessable.</p> <p>Code assessable If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> • Signs Code
Engineering work	<p>Code assessable If:</p> <p>(a) in or adjacent to a special management area on the Natural Features or Resources Overlays;</p> <p>or</p> <p>(b) in the Capricorn Coast Landscape special management area and involving filling or excavation that results in batter slopes that:</p> <p>(i) have a vertical height greater than 3 metres; or</p> <p>(ii) are steeper than 1 on 4;</p> <p>or</p> <p>(c) in connection with a Telecommunications facility (medium impact)</p> <p>(d) in the Acid Sulfate Soils special management area⁵⁶:</p> <p>(i) located:</p> <ul style="list-style-type: none"> • on identified known or potential acid sulfate soils; or • at or below 5m AHD; or • below 20m AHD where construction will involve 	<p><u>Applicable Codes</u></p> <p>For all circumstances:</p> <ul style="list-style-type: none"> • Residential Zone Code <p>For circumstance (a):</p> <ul style="list-style-type: none"> • Natural Features Code <p>For circumstance (b):</p> <ul style="list-style-type: none"> • Capricorn Coast Landscape Code <p>For circumstance (c):</p> <ul style="list-style-type: none"> • Telecommunications Facility Code <p>For circumstance (d):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (c) – Acid sulfate soils special management area]

⁵⁶ Refer to Overlay Maps O8A & O8B.

Column 1 Nature of Development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
	excavation below 5m AHD; and (ii) involving: <ul style="list-style-type: none"> • excavating or otherwise removing 100m³ or more of material; or • filling on land below 5m AHD involving 500m³ or more of material with an average depth of 0.5m or more. 	
(3) OPERATIONAL WORK ASSOCIATED WITH RECONFIGURING A LOT:		
All	Code assessable All circumstances.	<u>Applicable Codes</u> For all circumstances: <ul style="list-style-type: none"> • Residential Zone Code • Clearing Code • Signs Code If in a special management area identified on the Natural Features or Resources Overlay: <ul style="list-style-type: none"> • Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located. If in the Capricorn Coast Landscape special management area: <ul style="list-style-type: none"> • Capricorn Coast Landscape special management area

Column 1 Nature of Development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
(4) RECONFIGURING A LOT:		
All	Code assessable All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> • Residential Zone Code If in a special management area identified on the Natural Features or Resources Overlay: <ul style="list-style-type: none"> • Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located. If in the Capricorn Coast Landscape special management area: <ul style="list-style-type: none"> • Capricorn Coast Landscape special management area
(5) OTHER:		
All	Accepted development All circumstances.	There are no assessment requirements.

3.9 Residential Zone Code

(1) Purpose

- (a) The purpose of the Residential Zone Code is the achievement of the overall outcomes sought for the Residential Zone.
- (b) The overall outcomes sought for the whole of the Residential Zone are:
- (i) Preferred land use:

- (A) is a residential purpose comprising long-term accommodation located as follows:

Accommodation Type	Preferred Precinct
Dual occupancy	R1, R2, R3
Dwelling house	R1, R2, R3
Annexed apartment	R1, R2, R3
Multiple dwelling units	R2, R3
Retirement village	On-merit

- (B) is a residential purpose comprising short-term accommodation located as follows:

Accommodation Type	Preferred Precinct
Accommodation building	R1, R2, R3
Bed and breakfast	R2, R3
Caravan Park	On-merit
Institutional Residence	On-merit

- (ii) Land use (other than preferred land use) occurs only if:
 - (A) it is compatible with surrounding development by being of similar scale, intensity and character; and
 - (B) it supports preferred land use; and
 - (C) it does not adversely affect the amenity of the locality; and
 - (D) it is one of the following:
 - a. a local utility; or
 - b. a shop (not exceeding 100 square metres gross floor area) which provides only for convenience shopping needs of residents of the immediate catchment; or
 - c. a special use (being a community hall or community centre).
- (iii) Residential areas are characterised by high levels of amenity.
- (iv) Development for residential purposes comprises:
 - (A) a range of residential accommodation styles including long-term and short-term accommodation;
 - (B) long-term and short-term accommodation located appropriately in relation to precincts nominated in this code as follows:
 - a. long-term accommodation is located in precinct R1, R2, and R3; and
 - b. short-term accommodation is located in precinct R3; and
 - (C) long-term and short-term accommodation develops at appropriate densities in relation to precincts nominated in this code as follows:
 - a. relatively low density development in precinct R1; and
 - b. relatively medium density (125 persons/Ha) development in precinct R2; and
 - c. relatively high density (350 persons/Ha) development in precinct R3; and
 - (D) well designed residential development which is sensitive to climatic conditions and provides for the retention of natural features like creeks, gullies, waterways, coastal zone and vegetation; and
 - (E) an open space system including formalisation of recreational and movement opportunities where appropriate.
- (v) Development is provided with physical and social infrastructure commensurate with the scale and density of development.
- (vi) Non-residential uses locating in a residential area comprise purposes of a local business/community nature which support the enjoyment of residential areas by residents but do not detract from the character and amenity of localities in which they are established.
- (vii) Buildings and structures in precincts R1 and R2 are not higher than 12 metres.
- (viii) Buildings and structures in precinct R3 are not higher than 15 metres.
- (ix) Development does not adversely impact on the environmental values of the site and its surroundings.

- (2) Elements
- (a) Land use and development
- (i) Land use

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O1 Land use is:</p> <p>(a) a preferred use (as identified in the overall outcomes of this code); or</p> <p>(b) a use (as identified in the overall outcomes of this code) which:</p> <p>(i) is compatible with surrounding development by being of similar scale, intensity and character; and</p> <p>(ii) supports preferred land use; and</p> <p>(iii) does not adversely affect the amenity of the locality.</p>	<p>S1 No solution is nominated.</p>

- (ii) Subdivision design

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O2 Reconfigured lots are designed and developed:</p> <ul style="list-style-type: none"> • with sufficient area and suitable proportions for preferred uses in accordance with Table S3 below; • with adequate frontage for safe and convenient vehicular and pedestrian access; • with suitable areas within each lot for the location of relevant activities and works; <p>and:</p> <ul style="list-style-type: none"> • in a manner that does not expose people and works to unacceptable risks from flooding or other hazards. 	<p>S2 Other than reconfiguring for a Community Titles Scheme, lots are developed with areas and dimensions that comply with the design standards set out in Table S3 below.</p> <p>For reconfiguring involving a Community Titles Scheme:</p> <p>(i) the number of lots on the Standard Format Plan comprising the Community Titles Scheme does not exceed the number of lots complying with the design standards set out in the Table S3 below; unless,</p> <p>(ii) the number of lots on the Standard Format Plan accords with the density of development given by a prior related Development Permit for Material Change of Use.</p>

Table S3 – Design Standards for Subdivision in the Residential Zone

Precinct	Minimum Lot Size (Square Metres -m ²)	Minimum Frontage (Metres - m)
R1 & R2	(a) 700m ² , unless (b) applies	20m

	(b) If subsequent to a Development Permit for a Material Change of Use for an integrated house and land project ⁵⁷ : 300m ²	10m
R3	(c) 800m ² , unless (d) applies (d) If subsequent to a Development Permit for a Material Change of Use for an integrated house and land project ⁵¹ : 300m ²	25m 10m

(iii) Density

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements						
O3 Density of residential development is compatible with local amenity expressed by the outcomes sought for the Residential Zone.	<p>S3 (a) No more than one (1) Dwelling house is constructed on any lot.</p> <p>(b) Multi-unit residential purposes do not exceed the following maximum densities:</p> <table border="1"> <thead> <tr> <th>Residential Precinct</th> <th>Maximum Density⁵⁹</th> </tr> </thead> <tbody> <tr> <td>R2</td> <td>125 persons/hectare</td> </tr> <tr> <td>R3</td> <td>350 person/hectare</td> </tr> </tbody> </table>	Residential Precinct	Maximum Density ⁵⁹	R2	125 persons/hectare	R3	350 person/hectare
Residential Precinct	Maximum Density ⁵⁹						
R2	125 persons/hectare						
R3	350 person/hectare						

⁵⁷ Integrated house and land project refers to development comprising both the subdivision of land and constructions of small lot housing as an integrated project starting with a large parcel and ending with completed small lot housing.

⁵⁹ Calculation of the density for multi-unit development will be in accordance with the parameters set out in the definition of *maximum density* [refer Schedule 1, Division 2].

(iv) Built Form

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements						
<p>O4 Uses and works are located, designed and operated to minimise adverse impacts on:</p> <ul style="list-style-type: none"> • existing environmental conditions relating to air, water and soil, • the amenity of adjacent properties and public spaces, visual quality of landscapes in terms of: <ul style="list-style-type: none"> – reducing ribbon development and sprawl, – loss of green break separations, • obstructing significant local and distant views of prominent natural features and landmarks, and • the health and safety of people using the premises and adjacent premises. 	<p>S4 (a) Non-residential purposes are buffered from adjoining properties used for residential purposes by provision of:</p> <ul style="list-style-type: none"> (i) 1.8 metre high solid screen fence along common side and rear boundaries; (ii) 6 metre wide landscaped area along the main road frontage; (iii) 3 metre wide landscaped area adjacent to other road frontages and side and rear boundaries common with premises used for residential purposes. <p>(b) Night lighting is designed, constructed and operated in accordance with <i>Australian Standard AS4282 – Control of the obtrusive effects of outdoor lighting</i>.</p> <p>(c) Non-residential purposes do not generate levels of noise that exceed levels interpreted under the <i>Environmental Protection (Noise) Policy</i> provisions, as ‘unreasonable’, or the following whichever is the lesser:</p> <table border="1" data-bbox="868 1124 1388 1335"> <thead> <tr> <th>Period</th> <th>Noise Level at Noise Sensitive Place</th> </tr> </thead> <tbody> <tr> <td>O700 – 2000</td> <td>Background noise level plus 5 dB(A)</td> </tr> <tr> <td>2000 – O700</td> <td>Background noise level plus 3 dB(A)</td> </tr> </tbody> </table> <p>Measured as the adjusted maximum sound pressure level $L_{max\ adj\ T}$</p> <p>(d) Land proposed for reconfiguring and subsequent use for residential purposes is buffered along common boundaries with land included in the Rural Zone, Business Zone or Industry Zone by provision of:</p> <ul style="list-style-type: none"> (i) minimum 1.8 metre high solid fence along common side and rear boundaries; and (ii) minimum 3 metre wide landscaped area adjacent to boundaries common with premises used for non-residential purposes. 	Period	Noise Level at Noise Sensitive Place	O700 – 2000	Background noise level plus 5 dB(A)	2000 – O700	Background noise level plus 3 dB(A)
Period	Noise Level at Noise Sensitive Place						
O700 – 2000	Background noise level plus 5 dB(A)						
2000 – O700	Background noise level plus 3 dB(A)						

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements																					
	<p>(e) Service Areas Rubbish bin storage areas are fully screened from view at the property boundary.</p> <p>(f) Plant and Equipment Mechanical plant and equipment are fully screened from view at the property boundary.</p>																					
<p>O5 Buildings and structures are:</p> <ul style="list-style-type: none"> • a height that does not exceed 12 metres in Precinct R1 or Precinct R2; • a height that does not exceed 15 metres in Precinct R3; • constructed of materials and finishes compatible with other development in the area; • integrated with the physical attributes of the site, including appropriate provision for access to natural light and ventilation, privacy, noise attenuation, drainage, landscaping, outlook and off-street parking; and • designed to adequately screen materials stored outside buildings when viewed from adjacent premises and public spaces. 	<p>S5 (a) Built Form</p> <p>(i) Height Buildings and structures do not exceed:</p> <table border="1" data-bbox="970 763 1297 925"> <thead> <tr> <th>Precinct</th> <th>Maximum Height</th> </tr> </thead> <tbody> <tr> <td>R1 and R2</td> <td>12 metres</td> </tr> <tr> <td>R3</td> <td>15 metres</td> </tr> </tbody> </table> <p>(ii) Setbacks For development other than a Dwelling house, setback from a road is 6 metres.</p> <p>(iii) Site Coverage Buildings and structures do not exceed:</p> <table border="1" data-bbox="868 1283 1401 1579"> <thead> <tr> <th>Precinct</th> <th>Height (metres)</th> <th>Site Cover (%)</th> </tr> </thead> <tbody> <tr> <td>R1</td> <td>All</td> <td>50</td> </tr> <tr> <td rowspan="4">R2 and R3</td> <td>≤ 9</td> <td>40</td> </tr> <tr> <td>> 9 to ≤ 10</td> <td>35</td> </tr> <tr> <td>> 10 – ≤ 12</td> <td>30</td> </tr> <tr> <td>> 12</td> <td>25</td> </tr> </tbody> </table> <p>(iv) Specular Reflectivity Any reflective material has:</p> <ul style="list-style-type: none"> – a level of light reflectivity of no more than 20% – a level of heat transmission of not less than 20%. 	Precinct	Maximum Height	R1 and R2	12 metres	R3	15 metres	Precinct	Height (metres)	Site Cover (%)	R1	All	50	R2 and R3	≤ 9	40	> 9 to ≤ 10	35	> 10 – ≤ 12	30	> 12	25
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Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
	<p>(b) Landscaping</p> <p>For development other than a Dwelling house:</p> <p>(i) an minimum 3 metres wide landscaped area is provided along the road frontage(s) (exclusive of accessway/s), and</p> <p>(ii) despite any Self-assessment Solution specified in a Specific Use Code, if abutting land within the Rural Zone, Business Zone or Industry Zone, a minimum 3 metres wide landscaped area is provided along the boundary with such land which is suitable for deep planting⁶⁰.</p>

⁶⁰ Refer to Schedule 1, Division 2 for the definition of 'deep planting'.

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O6 For a noise sensitive place, activities are laid out and buildings are designed and constructed to mitigate to a level, that does not adversely affect the health and safety of people using premises, the effects of noise from:</p> <ul style="list-style-type: none"> • Traffic on major roads (including State controlled roads); or • Operations within railway corridors. 	<p>S6 (a) For a State controlled road:</p> <ul style="list-style-type: none"> (i) Windows facing the road are double glazed; and (ii) Buildings used for residential purposes are laid out with: <ul style="list-style-type: none"> – bedrooms and living rooms located on the opposite side to the road; and – kitchens, bathrooms, garages, and rooms for recreation, laundry, utility, storage or the like are on the same side as the road to assist with buffering noise to living and sleeping areas. <p>(b) For a State controlled railway corridor:</p> <ul style="list-style-type: none"> (i) Buildings are designed and constructed to reduce the effects of noise by: <ul style="list-style-type: none"> – locating living and bedroom area on the opposite side to the rail corridor; or – locating activity areas in non-residential noise sensitive places on the opposite side to the rail corridor; and – insulating walls and roofs with sound dampening material; – double-glazing transparent openings on the same side as the rail corridor and installing complimentary mechanical ventilation systems; and – eliminating openings on the same side as the rail corridor; and (ii) Noise attenuation barriers/devices including planted earth mounds (minimum 1.5 metres high) and solid fencing (minimum 1.8 metres high) are incorporated parallel to and within 6 metres the rail corridor for its full length.

(v) Cultural Heritage Values

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O7 Cultural heritage values associated with the landscape features of a site and its surroundings or relics of past activities found during development of the site are respected and are not subjected to changes that would significantly reduce the capacity to appreciate those areas, places and sites, their character or the memories or history they represent, in terms of visual detracting, public accessibility or physical change, damage or removal.	S7 No solution is nominated.

(vi) Flood Immunity⁶¹

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O8 Development is immune to flood events which result in unacceptable risk to health and safety or unacceptable risk of property damage.	S8 Land on which buildings and structures associated with development nominated in Column 1 of Schedule 7 will be constructed has immunity from a flood event of at least the annual exceedence probability specified in Column 2 of Schedule 7 for the development.

(vii) Community safety

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O9 Personal safety and property security are optimised through the design of buildings and spaces incorporating: <ul style="list-style-type: none"> • opportunities for surveillance; • clear definition of boundaries between private and public spaces; and • robust construction materials. 	S9 Development is designed in accordance with the standards nominated in Schedule 5 to this planning scheme.

⁶¹ The flood immunity parameters listed in Schedule 7 include consideration of storm tide hazard

(viii) Vehicle parking and movement

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O10 Development is provided with an on-site parking and movement system designed and constructed to:</p> <ul style="list-style-type: none"> • be integrated with the site layout including: <ul style="list-style-type: none"> ○ direct access to a road providing a level of service required to accommodate traffic generated by the use; and ○ appropriately designed footpath crossovers; and ○ provision for safe pedestrian movement between public footpath and facility entry points; and • accommodate all modes of transport (including motor vehicles and bicycles) generated by the use; and • facilitate non-discriminatory accessibility; and • provide for safe and efficient loading and unloading of goods; and • allow for vehicle queuing necessary for the use; and • provide for passenger set down/pick up necessary for the use; and • facilitate public access to the foreshore and riparian open space networks. 	<p>S10 (a) Parking is provided on-site:</p> <ul style="list-style-type: none"> (i) at the rate nominated in Division 1 of Schedule 2 to this planning scheme; and (ii) laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme. <p>(b) Loading/unloading facilities are laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme.</p> <p>(c) Vehicle queuing and set-down/pick-up areas are laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme.</p> <p>(d) Vehicular access is designed and constructed in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme.</p> <p>(e) Bicycle and pedestrian access integrated with site design to facilitate both on-site movement and connection to the Shire bicycle and pedestrian networks in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme.</p>

(b) Infrastructure

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O11 Water supply, sewerage, drainage, roads, power and communications are provided to meet the appropriate standards of service and construction at least whole-of-life cost, which:</p> <ul style="list-style-type: none"> • comprise components and materials that are: <ul style="list-style-type: none"> – readily accessible and available; and – robust and reliable in terms of operational life and purpose; and – easily maintained without unnecessarily requiring specialist expertise or equipment; and • are integrated with the design, construction and operation of existing systems and facilitate orderly provision of future systems; and • meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme; and • are constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme. 	<p>S11 Water supply, sewerage, drainage, roads, power and communications are:</p> <ul style="list-style-type: none"> (a) provided to meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme, and (b) constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.